

# 2011 Property Tax Report

## Clark County

### with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Clark County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

#### Comparable Homestead Property Tax Changes in Clark County

The average homeowner saw a 9.4% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 7.5% lower than they were in 2007, before the property tax reforms.

64.2% of homeowners saw lower tax bills in 2011 than in 2007.

72.8% of homeowners saw tax increases of between 1% and 19% from 2010 to 2011.

The largest percentage of homeowners have seen between a 1% and 29% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>				
Higher Tax Bill	19,100	86.5%	7,809	35.4%
No Change	709	3.2%	89	0.4%
Lower Tax Bill	2,274	10.3%	14,185	64.2%
<b>Average Change in Tax Bill</b>	<b>9.4%</b>		<b>-7.5%</b>	
<b>Detailed Change in Tax Bill</b>				
20% or More	3,016	13.7%	2,925	13.2%
10% to 19%	8,330	37.7%	1,951	8.8%
1% to 9%	7,754	35.1%	2,933	13.3%
0%	709	3.2%	89	0.4%
-1% to -9%	1,575	7.1%	3,642	16.5%
-10% to -19%	354	1.6%	3,327	15.1%
-20% to -29%	125	0.6%	3,101	14.0%
-30% to -39%	53	0.2%	1,516	6.9%
-40% to -49%	19	0.1%	853	3.9%
-50% to -59%	32	0.1%	492	2.2%
-60% to -69%	17	0.1%	343	1.6%
-70% to -79%	14	0.1%	245	1.1%
-80% to -89%	8	0.0%	154	0.7%
-90% to -99%	13	0.1%	129	0.6%
-100%	64	0.3%	383	1.7%
<b>Total</b>	<b>22,083</b>	<b>100.0%</b>	<b>22,083</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

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*HIGHER TAX RATES AND THE  
 LOSS OF THE STATE HOMESTEAD  
 CREDIT INCREASED HOMESTEAD  
 TAX BILLS*  
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#### Homestead Property Taxes

Homestead property taxes increased 9.4% on average in Clark County in 2011. This was more than the state average of 4.4%. Clark County homestead taxes were still 7.5% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 3.8% in Clark County in 2010. In addition, Clark County's tax rates increased because of several large increases in tax levies, and a small drop in taxable assessed value. The combination of higher tax rates and lower tax credits increased homestead tax bills.

#### Tax Rates

Property tax rates increased in most Clark County tax districts. The average tax rate increased by 7.1% because of a large levy increase and a small decrease in net assessed value. Levies in Clark County increased by 7.9%. The biggest levy increases were for the Jeffersonville City general fund, West Clark Schools capital projects fund, and debt service on a county jail bond. Clarksville Schools levy decreased because of a drop in its debt service levy. Clark County's total net assessed value decreased 1.2% in 2011. (The certified net AV used to compute tax rates rose by 0.8%.) Apartment and business net assessments declined by 6.4% and 2.6%, respectively. Homestead assessments declined as well, by 1.1%. Other residential net assessed value increased 1.7%, and agricultural net assessments rose 1.6%.

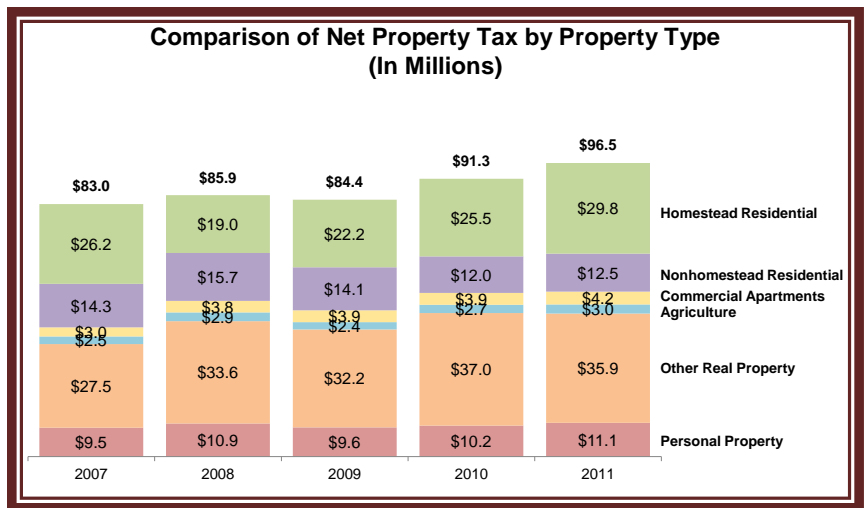
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**NET TAXES INCREASED FOR MOST PROPERTY TYPES BECAUSE OF HIGHER TAX RATES**

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**Net Tax Bill Changes - All Property Types**

Net tax bills for all taxpayers rose 5.5% in Clark County in 2011, more than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 3.6%. Tax bills for commercial apartments rose 8%. These tax increases reflect the increases in tax rates in Clark County in 2011. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - were nearly unchanged, however, decreasing by 0.5%. Agricultural tax bills rose 8.9%, due to the higher tax rates and the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



**Tax Cap Credits**

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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**TAX CAP CREDITS INCREASED IN 2011 DUE TO HIGHER TAX RATES**

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Total tax cap credit losses in Clark County were \$5.1 million, or 4.7% of the levy. This was less than the state average loss rate of 9.2%, but near the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Clark County's tax rates were near the state median.

More than two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. Clark had no district tax rates above \$3 per \$100 assessed value, so no business property in the 3% category was eligible for tax cap credits. The largest percentage losses were in Jeffersonville City and the units that share taxing districts with the city. The largest dollar losses were in Jeffersonville City and the Greater Clark County School Corporation.

Clark County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$404,158	\$2,830,902	\$0	\$114,046	\$3,349,106	3.3%
2011 Tax Cap Credits	1,232,277	3,699,902	0	195,300	5,127,478	4.7%
<b>Change</b>	<b>\$828,119</b>	<b>\$869,000</b>	<b>\$0</b>	<b>\$81,253</b>	<b>\$1,778,372</b>	<b>1.4%</b>

Tax cap credits increased in Clark County in 2011 by \$1.8 million, or 53%. The additional credits

represent an added loss of 1.4% of the total tax levy. Most of the increase in tax cap credits was in the 1% homestead and 2% other residential/farmland tax cap categories. The increase in Clark tax rates explains most of the rise in tax cap credits. The elimination of the state homestead credit added to the 1% tax cap credit increase.

**The Effect of Recession**

The 2009 recession appears to have reduced Clark County assessments for pay-2011. Business property values and construction activity appear to have fallen in Clark County in 2009. Homestead gross assessed value saw little change. This drop in assessed value contributed to the county's higher tax rates, which helped cause a loss of revenue due to added tax cap credits.

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**2009 RECESSION REDUCED BUSINESS ASSESSMENTS, WHICH ADDED TO TAX CAP CREDIT REVENUE LOSSES**

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$4,229,823,032	\$4,240,371,286	0.2%	\$1,856,885,490	\$1,836,484,164	-1.1%
Other Residential	728,310,977	741,364,417	1.8%	726,868,310	738,998,945	1.7%
Ag Business/Land	201,610,991	204,769,341	1.6%	201,341,917	204,470,324	1.6%
Business Real/Personal	2,397,504,848	2,359,567,054	-1.6%	2,033,605,431	1,981,692,012	-2.6%
<b>Total</b>	<b>\$7,557,249,848</b>	<b>\$7,546,072,098</b>	<b>-0.1%</b>	<b>\$4,818,701,148</b>	<b>\$4,761,645,445</b>	<b>-1.2%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

### Clark County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
<i>County Total</i>	<i>105,863,418</i>	<i>118,137,275</i>	<i>75,997,137</i>	<i>84,046,245</i>	<i>90,725,738</i>	11.6%	-35.7%	10.6%	7.9%
State Unit	108,670	116,046	0	0	0	6.8%	-100.0%		
Clark County	16,490,746	11,860,909	7,879,815	8,922,352	11,746,440	-28.1%	-33.6%	13.2%	31.7%
Bethlehem Township	5,056	5,026	5,002	4,977	4,921	-0.6%	-0.5%	-0.5%	-1.1%
Carr Township	30,144	20,624	32,861	32,627	32,513	-31.6%	59.3%	-0.7%	-0.3%
Charlestown Township	122,945	128,345	119,461	133,326	134,376	4.4%	-6.9%	11.6%	0.8%
Jeffersonville Township	629,954	651,929	519,669	610,565	439,444	3.5%	-20.3%	17.5%	-28.0%
Monroe Township	44,526	45,043	48,692	51,350	51,093	1.2%	8.1%	5.5%	-0.5%
Oregon Township	18,304	18,903	15,420	4,108	13,218	3.3%	-18.4%	-73.4%	221.8%
Owen Township	14,535	14,915	15,878	16,746	16,940	2.6%	6.5%	5.5%	1.2%
Silver Creek Township	106,262	107,871	103,029	115,258	116,227	1.5%	-4.5%	11.9%	0.8%
Union Township	13,642	12,826	14,898	15,435	15,789	-6.0%	16.2%	3.6%	2.3%
Utica Township	35,806	36,251	39,009	40,627	40,238	1.2%	7.6%	4.1%	-1.0%
Washington Township	15,922	15,872	15,806	15,775	15,661	-0.3%	-0.4%	-0.2%	-0.7%
Wood Township	70,436	73,504	72,866	73,047	61,078	4.4%	-0.9%	0.2%	-16.4%
Jeffersonville Civil City	11,482,843	12,056,327	14,848,066	16,337,155	20,107,200	5.0%	23.2%	10.0%	23.1%
Charlestown Civil City	1,982,491	2,060,317	1,637,460	1,710,564	1,801,957	3.9%	-20.5%	4.5%	5.3%
Clarksville Civil Town	9,289,448	8,920,800	9,259,758	9,614,798	9,869,568	-4.0%	3.8%	3.8%	2.6%
Town Of Borden	124,897	128,218	136,428	119,001	136,143	2.7%	6.4%	-12.8%	14.4%
Sellersburg Civil Town	1,357,348	1,360,569	1,449,044	1,531,177	1,569,926	0.2%	6.5%	5.7%	2.5%
Utica Civil Town	54,861	57,698	59,616	63,082	64,697	5.2%	3.3%	5.8%	2.6%
West Clark Community School Corp	15,338,935	17,463,960	9,183,239	10,025,934	11,007,787	13.9%	-47.4%	9.2%	9.8%
Clarksville Community School Corp	7,169,848	7,480,449	4,925,175	5,403,531	4,441,683	4.3%	-34.2%	9.7%	-17.8%
Greater Clark County School Corp	35,387,881	49,745,127	20,412,140	23,738,723	23,484,239	40.6%	-59.0%	16.3%	-1.1%
Jeffersonville Township Public Library	1,639,678	1,642,220	1,664,163	1,584,639	1,810,305	0.2%	1.3%	-4.8%	14.2%
Charlestown-Clark County Contractual Library	846,343	860,381	910,840	965,723	993,129	1.7%	5.9%	6.0%	2.8%
Jeffersonville Flood Control	895,349	915,651	857,565	960,551	836,464	2.3%	-6.3%	12.0%	-12.9%
Charlestown Fire	365,042	379,730	364,250	378,822	384,383	4.0%	-4.1%	4.0%	1.5%
Tri-Township Fire Protection Dist	817,159	789,610	1,001,350	1,047,460	1,009,016	-3.4%	26.8%	4.6%	-3.7%
Monroe Township Fire Protection	167,209	155,915	187,155	225,706	214,500	-6.8%	20.0%	20.6%	-5.0%
Utica Township Fire Dist	202,724	187,341	79,987	156,256	155,978	-7.6%	-57.3%	95.4%	-0.2%
New Washington Fire Protection Dist	129,995	131,997	138,495	146,930	150,825	1.5%	4.9%	6.1%	2.7%
Clark County Solid Waste Management Dist	0	0	0	0	0				
Clark County Redevelopment Comm	0	0	0	0	0				
Clarksville Redevelopment Comm	460,897	241,441	0	0	0	-47.6%	-100.0%		
Jeffersonville Redevelopment Comm	443,522	451,460	0	0	0	1.8%	-100.0%		

# Clark County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
10003	Charlestown Township	1.3919	4.1515%	--	2.6143%	--	--	--	1.2977
10004	Charlestown City	2.2632	4.1515%	--	7.2091%	--	--	--	2.0061
10005	Jeffersonville Township-OFW	1.4371	4.1515%	--	100.0000%	--	--	--	0.0000
10006	Jeffersonville Township-IFW	1.5454	4.1515%	--	--	--	--	--	1.4812
10007	Jeff Township-Clark Park-OFW	1.5986	4.1515%	--	42.3020%	--	--	--	0.8560
10008	Jeff Township-Clark Park-IFW	1.7069	4.1515%	--	0.0755%	--	--	--	1.6347
10009	Jeffersonville City-OFW	2.7309	4.1515%	--	5.5529%	--	--	--	2.4659
10010	Jeffersonville City-IFW	2.8392	4.1515%	--	23.3656%	--	--	--	2.0579
10011	Clarksville Town-OFW	2.7273	4.1515%	--	100.0000%	--	--	--	0.0000
10012	Clarksville Town-IFW	2.8356	4.1515%	--	41.1584%	--	--	--	1.5508
10013	Clarksville Town-GCS-OFW	2.6326	4.1515%	--	29.8678%	--	--	--	1.7370
10014	Clarksville Town-GCS-IFW	2.7409	4.1515%	--	15.0157%	--	--	--	2.2155
10025	Bethlehem Township	1.3918	4.1515%	--	4.8099%	--	--	--	1.2671
10026	Carr Township	1.4962	4.1515%	--	0.2190%	--	--	--	1.4308
10027	Monroe Township	1.5108	4.1515%	--	2.5792%	--	--	--	1.4091
10028	Oregon Township - NWFPD	1.3952	4.1515%	--	1.3161%	--	--	--	1.3189
10029	Owen Township	1.4125	4.1515%	--	0.2165%	--	--	--	1.3508
10030	Silver Creek Township	1.5036	4.1515%	--	33.7059%	--	--	--	0.9344
10031	Sellersburg Town	2.1437	4.1515%	--	1.7635%	--	--	--	2.0169
10032	Union Township	1.4895	4.1515%	--	1.2758%	--	--	--	1.4087
10033	Utica Township	1.4742	4.1515%	--	4.8459%	--	--	--	1.3416
10034	Washington Township	1.3947	4.1515%	--	6.2274%	--	--	--	1.2499
10035	Wood Township	1.4178	4.1515%	--	37.0052%	--	--	--	0.8343
10036	Borden Town	2.0828	4.1515%	--	4.7588%	--	--	--	1.8972
10037	Utica Town	1.6201	4.1515%	--	7.7860%	--	--	--	1.4267
10038	Oregon Township-CFPD	1.3860	4.1515%	--	0.7907%	--	--	--	1.3175
10039	Jeff City-Utica Township-OFW	2.6710	4.1515%	--	27.4842%	--	--	--	1.8260
10040	Clarksville Town-Sct-TFPD	2.3307	4.1515%	--	9.0414%	--	--	--	2.0232
10042	ChasTownship Jeff City	2.6951	4.1515%	--	1.5473%	--	--	--	2.5415

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Clark County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type				Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly			
<i>Non-TIF Total</i>	1,170,339	3,291,055	0	194,601	4,655,995	90,725,738	5.1%
<i>TIF Total</i>	61,938	408,846	0	699	471,483	18,798,481	2.5%
<i>County Total</i>	1,232,277	3,699,902	0	195,299	5,127,478	109,524,219	4.7%
Clark County	127,627	351,923	0	22,697	502,247	11,746,440	4.3%
Bethlehem Township	0	0	0	2	2	4,921	0.0%
Carr Township	0	0	0	6	6	32,513	0.0%
Charlestown Township	1,817	1,310	0	143	3,270	134,376	2.4%
Jeffersonville Township	6,601	20,798	0	1,119	28,518	439,444	6.5%
Monroe Township	0	0	0	67	67	51,093	0.1%
Oregon Township	0	0	0	12	12	13,218	0.1%
Owen Township	0	0	0	6	6	16,940	0.0%
Silver Creek Township	706	460	0	141	1,307	116,227	1.1%
Union Township	0	0	0	11	11	15,789	0.1%
Utica Township	28	340	0	26	394	40,238	1.0%
Washington Township	0	0	0	21	21	15,661	0.1%
Wood Township	0	0	0	73	73	61,078	0.1%
Jeffersonville Civil City	544,399	1,168,527	0	54,315	1,767,241	20,107,200	8.8%
Charlestown Civil City	10,408	34,042	0	2,052	46,503	1,801,957	2.6%
Clarksville Civil Town	21,396	391,325	0	25,353	438,074	9,869,568	4.4%
Town Of Borden	0	0	0	425	425	136,143	0.3%
Sellersburg Civil Town	3,915	7,152	0	2,838	13,904	1,569,926	0.9%
Utica Civil Town	7	0	0	155	161	64,697	0.2%
West Clark Community School Corp	28,911	21,339	0	11,725	61,975	11,007,787	0.6%
Clarksville Community School Corp	0	175,969	0	11,384	187,354	4,441,683	4.2%
Greater Clark County School Corp	383,166	950,852	0	51,688	1,385,706	23,484,239	5.9%
Jeffersonville Township Public Library	31,846	100,346	0	5,311	137,503	1,810,305	7.6%
Charlestown-Clark County Contractual Library	4,572	6,207	0	993	11,772	993,129	1.2%
Jeffersonville Flood Control	465	54,706	0	2,056	57,227	836,464	6.8%
Charlestown Fire	971	3,176	0	421	4,568	384,383	1.2%
Tri-Township Fire Protection Dist	3,500	2,583	0	976	7,059	1,009,016	0.7%
Monroe Township Fire Protection	0	0	0	282	282	214,500	0.1%
Utica Township Fire Dist	6	0	0	184	190	155,978	0.1%
New Washington Fire Protection Dist	0	0	0	120	120	150,825	0.1%
Clark County Solid Waste Management Dist	0	0	0	0	0	0	
Clark County Redevelopment Comm	0	0	0	0	0	0	
Clarksville Redevelopment Comm	0	0	0	0	0	0	
Jeffersonville Redevelopment Comm	0	0	0	0	0	0	
TIF - River Ridge Chas Twp/IFW 003	0	0	0	0	0	0	
TIF - Central Chas Econ Develop Area - IFW 004	0	277	0	0	277	566,120	0.0%
TIF - River Ridge Chas City - IFW 004	0	11	0	0	11	11,077	0.1%
TIF - Falls Landing/Harbours OFW 009	61,108	128,923	0	590	190,621	1,123,479	17.0%
TIF - Jeff Inncity Rds OFW 009	822	136,631	0	64	137,517	3,995,101	3.4%
TIF - Falls Landing/Harbours IFW 010	0	17,200	0	0	17,200	1,113,509	1.5%
TIF - Inncity Rds IFW Gateway 010	0	13,284	0	0	13,284	796,851	1.7%
TIF - Jeff Gateway IFW 010	0	0	0	0	0	0	
TIF - Jeff Inncity Rds IFW 010	0	0	0	0	0	0	
TIF - Clarksville Town OFW Expansion 011	0	521	0	0	521	4,118	12.7%
TIF - Clarksville Town OFW 011	0	48	0	0	48	3,748,551	0.0%
TIF - Clarksville Town IFW Expansion 012	0	0	0	0	0	0	
TIF - Clarksville Town IFW 012	0	3	0	0	3	81,114	0.0%
TIF - Clarksville/Greater Clark OFW 013	0	106,044	0	42	106,086	3,465,984	3.1%
TIF - Clarksville Town GCS IFW Expansion 014	0	0	0	0	0	0	0.0%
TIF - Clarksville/Greater Clark IFW 014	0	0	0	0	0	78,794	0.0%
TIF - Carr Twp Perry Crossing IFW 026	0	0	0	2	2	217	0.8%
TIF - Henryville I-65 Corridor IFW 027	0	0	0	1	1	6,942	0.0%
TIF - Silver Creek Township TIF IFW 030	0	0	0	0	0	0	
TIF - Sellersburg Town TIF IFW 031	8	25	0	0	32	23,362	0.1%
TIF - Memphis Corridor IFW 032	0	0	0	0	0	93,284	0.0%
TIF - Perry Crossing Rd Union Twp IFW 032	0	0	0	0	0	25,909	0.0%
TIF - Salem Rd Utica Twp IFW 033	0	0	0	0	0	56	0.0%
TIF - Salem Rd Utica Town IFW 037	0	0	0	0	0	0	
TIF - Jeff Bethnova IFW 039	0	187	0	0	187	120,244	0.2%

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	1,170,339	3,291,055	0	194,601	4,655,995	90,725,738	5.1%
<i>TIF Total</i>	61,938	408,846	0	699	471,483	18,798,481	2.5%
<i>County Total</i>	1,232,277	3,699,902	0	195,299	5,127,478	109,524,219	4.7%
TIF - Jeff Galvstar IFW 039	0	0	0	0	0	513,302	0.0%
TIF - Jeff Keystone IFW 039	0	48	0	0	48	149,571	0.0%
TIF - Jeff Vogt Valve IFW 039	0	0	0	0	0	645,005	0.0%
TIF - River Ridge Utica Jeff City IFW 039	0	0	0	0	0	959,143	0.0%
TIF - Salem Rd Utica Twp Jeff City IFW 039	0	0	0	0	0	0	
TIF - Utica/Jeff Inncity Rds IFW 039	0	5,645	0	0	5,645	1,276,750	0.4%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.